



Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

603 424-3531

Fax 603 424-1408

www.merrimacknh.gov

RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, DECEMBER 21, 2021

Planning Board members present: Vice Chair Paul McLaughlin; Jaimie von Schoen; Barbara Healey (Town Council Ex-Officio); Brian Dano; & Alternate Nelson Disco

Planning Board members absent: Chair Robert Best; Lynn Christensen; & Neil Anketell.

Staff present: Casey Wolfe, Assistant Planner

1. Call to Order

Vice Chair Paul McLaughlin called the meeting to order at 7:00 p.m. and appointed Nelson Disco to vote for Lynn Christensen.

2. Planning & Zoning Administrator's Report

The Board voted 5-0-0 to determine that the Kerner's Car Care and Merrco, Inc. site plans are not of regional impact, on a motion made by Nelson Disco and seconded by Barbara Healey.

3. Merrimack Parcel A, LLC (applicant) and Merrimack Parcel A, LLC and Slate Merrimack Acquisition, LLC (owners) – Continued consideration of an amendment to a previously approved site plan, to add a Phasing plan, allowing the development of the site to be completed in phases for purposes of occupancy permitting. The parcel is located at 10 Premium Outlets Boulevard in the I-2 (Industrial) & Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 3C, Lots 191-02 and 191-02U1-02U4. Case # PB2021-43. **This item is continued from the December 7, 2021 Planning Board meeting.**

Applicant was represented by: David Fenstermacher, VHB; and Thomas J. Leonard, Welts, White & Fontaine, PC

Public Comment was received from: Michael Mills, 7 Arbor Street; and Beth Burns, 5 Spruce Street.

The Board voted 5-0-0 to grant conditional final approval to the amended site plan, on a motion made by Nelson Disco and seconded by Brian Dano.

4. Kerner's Car Care (applicant) and DKERN II, LLC (Owner) - Review for acceptance and consideration of final approval for a site plan for a change of use from a limited automotive service (oil changes and car wash) facility to a full automobile service and repair facility in addition to the existing car wash use. The parcel is located at 386 DW Highway in the C-2 (General Commercial), Elderly Housing Overlay & Aquifer Conservation Districts. Tax Map 4D-3, Lot 28. Case # PB2021-45.

At the applicant's request, the Board voted 5-0-0 to continue the public hearing to January 4, 2022 at 7:00 PM, on a motion made by Nelson Disco and seconded by Jaimie von Schoen.

- 5. Merrco Inc. (applicant) and 260 DWH, LLC (owner)** - Review for acceptance and consideration of final approval for a site plan to construct a 6,800 s.f. construction materials warehouse/storage building. The parcel is located at 17 Smith Road in the in the I-1 (Industrial) & Aquifer Conservation Districts. Tax Map 3D-2, Lot 009-2. Case # PB2021-46

Applicant was represented by: Nathan Chamberlin, Fieldstone Land Consultants, PLLC

The Board voted 5-0-0 to accept the application as complete, on a motion made by Barbara Healey and seconded by Jaimie von Schoen.

The Board voted 5-0-0 to grant a waiver from Section 3.12.e.1 (pertaining to external building elevations) of the Site Plan Regulations, on a motion made by Nelson Disco and seconded by Barbara Healey.

There was no public comment.

The Board voted 5-0-0 to grant conditional final approval to the site plan, on a motion made by Nelson Disco and seconded by Barbara Healey.

6. Discussion/possible action regarding other items of concern

- The Board voted 5-0-0 to grant a 6 month extension to the 57-59 Daniel Webster Highway site plan on a motion made by Nelson Disco and seconded by Brian Dano.***
- The Board voted 5-0-0 to grant a 12 month extension to the Dodier Court lot line adjustment on a motion made by Nelson Disco and seconded by Jaimie von Schoen with the condition that the applicant returns to the Board for a status report in six months.***
- The Board voted 5-0-0 to release the \$60,989 performance bond being held for the Old Blood Road upgrades project as part of the Richard Prince subdivision, and further, establish a maintenance bond in the amount of \$11,535, which is 10% of the original projected bond amount for the project, to be held for a period of two (2) years after the Town Council votes to accept the aforementioned improvements as outlined in a memo from Dawn Tuomala, Deputy Director of Public Works/Town Engineer dated December 21, 2021 on a motion made by Brian Dano and seconded by Barbara Healey.***

7. Approval of Minutes — December 7, 2021

The Board voted 3-0-2 to approve the minutes of December 7, 2021, as amended, on a motion made by Nelson Disco and seconded by Brian Dano. Barbara Healey and Jaimie von Schoen abstained.

8. Adjourn

The Board voted 5-0-0 to adjourn at 8:33 p.m. on a motion made by Barbara Healey and seconded by Nelson Disco.